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IT IS SO ORDERED.

Dated: December 31, 2019



ALAN M. KOSCHIK
U.S. Bankruptcy Judge

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF OHIO
EASTERN DIVISION**

IN RE: 2265 Enterprise East LLC,)	Case No. 19-52510
)	
Debtor in Possession.)	Chapter 11
)	
)	Judge Koschik
)	

AGREED ORDER DISMISSING BANKRUPTCY CASE

Upon the Motion of the Debtor for the Entry of an Agreed Order Dismissing Bankruptcy Case, the Court hereby finds as follows:

- A. This case was commenced on October 20, 2019, when the Debtor filed a Voluntary Petition for Relief under Chapter 11 of the U.S. Bankruptcy Code.

- B. This Court has jurisdiction over this matter pursuant to 28 U.S.C. §§157 and 1334. Venue is proper under 28 U.S.C. §§ 1408 and 1409. This is a core proceeding under 28 U.S.C. §157(b)(2).
- C. The Debtor filed its Motion for Entry of Agreed Order Dismissing Bankruptcy Case (the “Motion”) [Docket No. 72] on December 23, 2019, together with a Motion to Shorten Notice [Docket No. 73].
- D. The Motion included an Agreement between the Debtor, its secured Creditor (“Keystone”) and a Receiver, Zak Burkons (the “Receiver”), appointed by the Summit County Court of Common Pleas in December of 2018 (the “Agreement”).
- E. The Agreement provides for mutual releases between the Debtor and Keystone and the Receiver, as well as the consummation of a sale of the debtor’s real estate which will net the Debtor \$55,000 as well as releases of all claims against the Debtor and its principal by Keystone and the Receiver.
- F. The Agreement also provides for releases to be given by the Debtor to the Receiver and Keystone, and for payment of fees owed to the Office of the U.S. Trustee.
- G. Because the Agreement will implement the sale of the real estate after the dismissal of the case if the Motion is granted, it will result in the payment by Keystone of all taxes and assessments due to the Summit County Fiscal officer, the debtor’s second-largest creditor.
- H. The Debtor’s five non-insider unsecured creditors will not be prejudiced by the granting of the Agreed Order Dismissing the Case, because their claims will remain intact, and the debtor will have additional resources available (the sale proceeds) to implement the resolution of the claims. The unsecured non-insider claims aggregate \$19,263.70.

THEREFORE, the Court hereby Orders as follows:

1. The Motion is GRANTED, and this case is hereby DISMISSED.

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The terms of this Order are Agreed to by the Debtor and by Keystone, as evidenced by the electronic signatures of their counsel below.

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NO OBJECTION:

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This Order Prepared by:

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CERTIFICATE OF SERVICE

Copies of the foregoing Agreed Order Dismissing Bankruptcy Case were served upon the persons set forth below by the Court's electronic filing system:

Scott R. Belhorn, Esq. Trial Attorney for the U.S. Trustee.

Robert D. Barr, Esq. Co-Counsel for the Debtor

Thomas W. Coffey, Esq. Counsel for the Debtor

Gus Kallergis, Esq. Counsel for the Receiver

Benjamin D. Carnahan, Esq. Counsel for Keystone Real Estate Fund, L.P.

Christina Colleen Tizzano, Esq., Counsel for James D. Breen

Robert W. McIntyre, Esq. Counsel for Keystone Real Estate Fund, L.P.

And by U.S. Mail to the parties whose names are set forth below:

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